City of Seattle

Department of Construction & Inspections
Nathan Torgelson, Director

DESIGN REVIEW

ADMINISTRATIVE EARLY DESIGN GUIDANCE
NORTHEAST

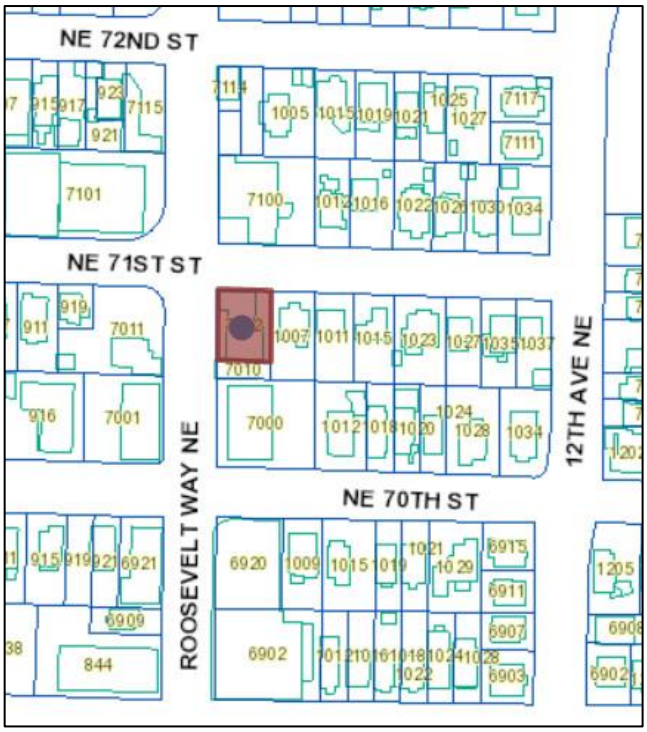
Project Number:	3020120
Address:	7012 Roosevelt Way NE
Applicant:	Hugh Schaeffer
Date of Report:	Friday, January 27, 2017
Staff:	Josh Johnson

SITE & VICINITY

Site Zone: Neighborhood Commercial with a 40’ Height Limit (NC2-40)

Nearby Zones: (North) NC2-40
(South) NC2-40
(East) Single Family (SF 5000)
(West) NC2-40

Lot Area: 4,800 sq. ft.



Current Development:

The site is located at the southeast corner of the intersection Roosevelt Way NE and NE 71st St in the Roosevelt Neighborhood. The site slopes up approximately 12 feet from the southwest to the northeast corner. It is currently occupied by an auto repair facility.

Surrounding Development and Neighborhood Character:

The project is located in the northern end of the Roosevelt neighborhood within the mapped Roosevelt Station Overlay District and Residential Urban Village. Although Roosevelt has some vacantlots and dilapidated residences, the area expects major growth with the completion of the Roosevelt Transit Station in 2021. Several projects taking advantage of additional zoning allowances are already in progress within the project's immediate vicinity.

Access:

Vehicular access is from Roosevelt; both streets bordering the site contain detached sidewalks for pedestrian access.

Environmentally Critical Areas:

No environmentally critical areas are present on the site.

PROJECT DESCRIPTION

Early Design Guidance application for Administrative Design Review proposing a 4-story building containing 29 small efficiency dwelling units. Existing building to be demolished.

The packet includes information presented at the meeting, and is available online by entering the project number at this website: http://www.seattle.gov/dpd/Planning/Design_Review_Program/Project_Reviews/Reports/default.asp.

The packet is also available to view in the file, by contacting the Public Resource Center at DPD:

Mailing Address: **Public Resource Center**
700 Fifth Ave., Suite 2000
P.O. Box 34019
Seattle, WA 98124-4019

Email: PRC@seattle.gov

PUBLIC COMMENT

The following public comments were submitted to the City:

- There should not be a zero-foot setback for the project where it abuts single family residences.
- The project should provide parking.
- The first floor should be convertible to commercial.
- There are other projects in the vicinity that should be reviewed together so collective impacts can be assessed.
- There should be a variety of unit sizes to accommodate families.
- The building's bulk is out of scale with the neighborhood.
- The departures are not justified by the project's design.

All public comments submitted in writing for this project can be viewed using the following link and entering the project number: http://web6.seattle.gov/dpd/edms/

PRIORITIES & BOARD RECOMMENDATIONS

After visiting the site, considering the analysis of the site and context provided by the proponents, and hearing public comment, the staff provided the following siting and design guidance.

1. **Massing:** Staff is supportive of Scheme C, the applicant's preferred design option.
    a. Given the limitations of the site including topography and the location of power lines the massing is a good compromise between neighborhood context and the site conditions . (CS1-C, CS2-D-1, and CS2-D-3)
    b. Stair towers have been contoured to reduce the presence of mass from the perspective of the single-family neighbors. (CS2-D-3 and CS2-D-5)
    c. Staff wants to see the occupiable roof deck amenity area restricted to the Roosevelt side of the building to maintain privacy for the neighborhood to the east. (CS2-II RSG)
    d. The site section on page 23 of the EDG booklet shows the separation between the proposed project and the existing residence. This section explains that even with the departure request, a ten-foot setback is available for privacy and buffering. (CS2-D-5)
    e. Units at the northeast corner should have a majority of their windows face 71st Street to reduce privacy impacts to residents to the east. This allows for generous use of large windows on both street facades as shown in the applicant's past work examples on pg. 32 of the EDG packet. (CS2-D-5 and DC2-B-1)

2. **Materials:**
    a. The massing is relatively simple, so at the Recommendation phase, the applicant should focus on careful articulation of windows, specifically including significant reveals of at least 6" of depth. (DC2-C and DC2-B)
    b. Staff would like to see durable color integrated materials. At MUP submittal include material detailing on all the elevations. (DC4)

3. **Streetscape**:
    a. The lobby and bike room are located at the northwest corner and will help to bring some activity to the pedestrian realm. (PL3-A)
    b. Staff is supportive of the use of permeable pavers at the lobby and wrapping the corner at the bike room to bring attention to the building's corner. (DC4-D)
    c. The units with ground level frontage on Roosevelt should not present to the street with small windows or be located behind a thick layer of foliage. Instead, the units should include patio spaced with porous walls to allow for some level of interaction at the street. Members of the public have advocated for commercial uses on this project. While commercial uses aren't required, the design of the project should evolve to encourage some level of visual connection with the street. (PL3-B)

DEVELOPMENT STANDARD DEPARTURES

Staff's recommendation on the requested departure(s) will be based on the departure's potential to help the project better meet these design guidelines priorities and achieve a better overall project design than could be achieved without the departure(s). Staff's recommendation will be reserved until the final meeting.

At the time of the Early Design Guidance the following departures were requested:

1. **Residential Uses at Street Level (SMC 23.47.008.D.2):** The Code requires residential uses at street level to be 4' above or below the level of the sidewalk or set back 10'. The applicant proposes a 5' set back with vertical separation ranging between zero and 2' 3" along Roosevelt.

   Staff is inclined to support this departure provided the units along Roosevelt include small patio spaces and additional transparency. With this modification the project could result in more interaction with the street better addressing public concern about the lack of commercial space as outlined in guidelines DC3-II RSG, PL2-B, and DC2-D.

2. **Corner Setback for Lots Abutting Residential Zones (SMC 23.47A.014.B.1):** The Code requires 15'x15' triangle at the northwest corner of the project. The applicant proposes a building that intrudes into this triangular setback by 3'4" triangle.

   Staff is inclined to support this departure as removal of the corner would minimally improve compatibility and instead create an awkward building form. An inverse or chamfered corner column would not fit with the simplicity of the project's overall design in conformance with DC2 that encourages a unified design.
   The stair and elevator towers that have more tangible impacts on privacy and the perception of bulk have been located at the center of the rear façade and where the greatest setback occurs.

3. **Rear Setback for Lots Abutting Residential Zones (SMC 23.47A.014.B.3):** The Code requires a 15' setback above 13' of height plus 2' of additional setback for every 10' above 40' of height. The applicant proposes a setback of 10' for the entire height of the rear façade.

   Staff is inclined to support this departure provided that the design is modified to respond to guidance related to the northeast corner. These units should have a majority of their windows face 71st Street to reduce privacy impacts and promote the design concept of a well-proportioned and articulated building massing for the project can be expressed in the facade more clearly. (DC2-B-1)

DESIGN REVIEW GUIDELINES

The priority Citywide and Neighborhood guidelines identified as Priority Guidelines are summarized below, while all guidelines remain applicable. For the full text please visit the Design Review website.

CONTEXT & SITE

CS1 Natural Systems and Site Features: Use natural systems/features of the site and its surroundings as a starting point for project design.

CS1-C-1. Land Form: Use natural topography and desirable landforms to inform project design.

CS1-C-2. Elevation Changes: Use the existing site topography when locating structures and open spaces on the site.

CS2 Urban Pattern and Form: Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area.

CS2-D Height, Bulk, and Scale

CS2-D-1. Existing Development and Zoning: Review the height, bulk, and scale of neighboring buildings as well as the scale of development anticipated by zoning for the area to determine an appropriate complement and/or transition.

CS2-D-3. Zone Transitions: For projects located at the edge of different zones, provide an appropriate transition or complement to the adjacent zone(s). Projects should create a step in perceived height, bulk and scale between the anticipated development potential of the adjacent zone and the proposed development.

CS2-D-5. Respect for Adjacent Sites: Respect adjacent properties with design and site planning to minimize disrupting the privacy of residents in adjacent buildings.

PL3 Street-Level Interaction: Encourage human interaction and activity at the street-level with clear connections to building entries and edges.

PL3-A Entries

PL3-A-1. Design Objectives: Design primary entries to be obvious, identifiable, and distinctive with clear lines of sight and lobbies visually connected to the street.

PL3-A-2. Common Entries: Multi-story residential buildings need to provide privacy and security for residents but also be welcoming and identifiable to visitors.

PL3-A-3. Individual Entries: Ground-related housing should be scaled and detailed appropriately to provide for a more intimate type of entry.

PL3-A-4. Ensemble of Elements: Design the entry as a collection of coordinated elements including the door(s), overhead features, ground surface, landscaping, lighting, and other features.

PL3-B Residential Edges

PL3-B-1. Security and Privacy: Provide security and privacy for residential buildings through the use of a buffer or semi-private space between the development and the street or neighboring buildings.

PL3-B-2. Ground-level Residential: Privacy and security issues are particularly important in buildings with ground-level housing, both at entries and where windows are located overlooking the street.

PL3-B-3. Buildings with Live/Work Uses: Maintain active and transparent facades in the design of live/work residences. Design the first floor so it can be adapted to other commercial use as needed in the future.

PL3-B-4. Interaction: Provide opportunities for interaction among residents and neighbors.

DESIGN CONCEPT

DC2 Architectural Concept: Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.

DC2-A Massing

DC2-A-1. Site Characteristics and Uses: Arrange the mass of the building taking into consideration the characteristics of the site and the proposed uses of the building and its open space.

DC2-A-2. Reducing Perceived Mass: Use secondary architectural elements to reduce the perceived mass of larger projects.

DC2-B Architectural and Facade Composition

DC2-B-1. Façade Composition: Design all building facades—including alleys and visible roofs— considering the composition and architectural expression of the building as a whole. Ensure that all facades are attractive and well-proportioned.

DC2-B-2. Blank Walls: Avoid large blank walls along visible façades wherever possible. Where expanses of blank walls, retaining walls, or garage facades are unavoidable, include uses or design treatments at the street level that have human scale and are designed for pedestrians.

DC2-C Secondary Architectural Features

DC2-C-1. Visual Depth and Interest: Add depth to facades where appropriate by incorporating balconies, canopies, awnings, decks, or other secondary elements into the

façade design. Add detailing at the street level in order to create interest for the pedestrian and encourage active street life and window shopping (in retail areas).
DC2-C-2. Dual Purpose Elements: Consider architectural features that can be dual purpose— adding depth, texture, and scale as well as serving other project functions.
DC2-C-3. Fit With Neighboring Buildings: Use design elements to achieve a successful fit between a building and its neighbors.

DC4 Exterior Elements and Finishes: Use appropriate and high quality elements and finishes for the building and its open spaces.

DC4-A Exterior Elements and Finishes

DC4-A-1. Exterior Finish Materials: Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged.
DC4-A-2. Climate Appropriateness: Select durable and attractive materials that will age well in Seattle's climate, taking special care to detail corners, edges, and transitions.

DC4-B Signage

DC4-B-1. Scale and Character: Add interest to the streetscape with exterior signs and attachments that are appropriate in scale and character to the project and its environs.
DC4-B-2. Coordination with Project Design: Develop a signage plan within the context of architectural and open space concepts, and coordinate the details with façade design, lighting, and other project features to complement the project as a whole, in addition to the surrounding context.

DC4-C Lighting

DC4-C-1. Functions: Use lighting both to increase site safety in all locations used by pedestrians and to highlight architectural or landscape details and features such as entries, signs, canopies, plantings, and art.
DC4-C-2. Avoiding Glare: Design project lighting based upon the uses on and off site, taking care to provide illumination to serve building needs while avoiding off-site night glare and light pollution.

DC4-D Trees, Landscape, and Hardscape Materials

DC4-D-1. Choice of Plant Materials: Reinforce the overall architectural and open space design concepts through the selection of landscape materials.
DC4-D-2. Hardscape Materials: Use exterior courtyards, plazas, and other hard surfaced areas as an opportunity to add color, texture, and/or pattern and enliven public areas through the use of distinctive and durable paving materials. Use permeable materials wherever possible.
DC4-D-3. Long Range Planning: Select plants that upon maturity will be of appropriate size, scale, and shape to contribute to the site as intended.
DC4-D-4. Place Making: Create a landscape design that helps define spaces with significant elements such as trees.

DC4-E Project Assembly and Lifespan

DC4-E-1. Deconstruction: When possible, design the project so that it may be deconstructed at the end of its useful lifetime, with connections and assembly techniques that will allow reuse of materials.

RECOMMENDATIONS

BOARD DIRECTION

At the conclusion of the EARLY DESIGN GUIDANCE meeting, Staff recommends moving forward to MUP application.